

ZONING TEXT AMENDMENT
STAFF ANALYSIS
April 28, 2010

ZT-4-2010
West Valley City

The following is a proposed amendment to Title 11 of the West Valley City Municipal Code.

A summary of the sections to be amended are as follows:

11-1-104 Definitions – definitions added for Landscaping and Park Identification Signs

11-4-111 Criteria for Bonus Sign Area – amendment to bonus criteria and the amount of bonus to be awarded.

11-4-116 – Addition of Sign Landscaping Section with standards for that landscaping.

11-5-103 – Amendment to Monument Sign Standards

Re-organization:

The following information has been relocated from other sections throughout the Ordinance to reduce the amount of redundant information and consolidate the Ordinance:

11-4-117 – Measurement of Setback – new section

11-5-106 – Pole Signs - Consolidated redundant information

11-5-108 – Wall Signs – New section to consolidate redundant information

11-6-102 – Residential Business- Re-organization

11-6-103 – Commerical “C-1” District - Re-organization and removal of redundant information

11-6-104 – Commerical “C-2” and “C-3” Districts - Re-organization and removal of redundant information

11-6-105 – Business/Research Park District - Re-organization and removal of redundant information

11-6-106 – Manufacturing “M” District - Re-organization and removal of redundant information

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing.

Continuance, to provide more time for staff to further refine the Ordinance or for the resolution of any issues raised at the public hearing.

Denial, as the current ordinance is adequate